

## Dining

The dining area provides uninterrupted views of the outdoors through large triple-panel 8-foot high by 13-foot wide sliding doors, offering a seamless indoor-outdoor living experience. A modern custom balustrade encloses the stairs to the second level with a unique architectural detail, adding texture to the room.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Dining Table		<i>Custom</i>	1	1		
Dining Chairs	ROVE CONCEPTS	<i>The Wishbone Chair designed by Hans Wegner</i>	8	8		
A single linear pendant light sits over the dining table. Recessed LED lights across the ceiling are each fitted with a gimble allowing unlimited atmospheres to be created through the lighting zones, lighting angles, and dimmers. All switch plates are screwless.						
Lighting	BA Robinson					

## Living

The open-plan lounge area is a testament to modern living with its 9-foot ceilings and a natural gas glass fireplace set within a contemporary floor-to-ceiling "cathedral chimney." The room is furnished with two sofas (one of which being a sleeper sofa), a large Ottoman (great for board games as well as lounging around), two side tables, and a Womb Chair and Ottoman. The Womb Chair, a modern masterpiece finished in a textured Boucle fabric, is one of three Hallō Select modern chairs provided to the First Homes, accompanied by the HAY Counter Stool from Denmark and the timeless classic Wishbone Chair.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Chair and Ottoman	ROVE CONCEPTS	<i>Pearl Boucle</i>	1	1		
Sofas	ROVE CONCEPTS	<i>Colour will be Alesund. Left/Right Unit</i>	1	1		
Sleeper Sofa	ROVE CONCEPTS	<i>Colour will be Alesund</i>	1	1		
Ottoman	ROVE CONCEPTS	<i>Colour will be Alesund</i>	1	1		
Side Tables	ROVE CONCEPTS	<i>Wood Side Tables</i>	2	2		
Accent Pillows	ROVE CONCEPTS	<i>Pearl Boucle</i>	2	2		
Floor Rug	ROVE CONCEPTS	<i>Ashe Rug</i>	1	1		
Smart TV Wall Mounted	LG	<i>LG Smart TV set within the cathedral chimney 4K UHD HDR OLED</i>	1	1		

The Nelson Bench is located within the entry vestibule for ease of removing shoes and boots. Originally launched in 1947, the Nelson Platform Bench is aesthetically pleasing and functionally frank—a place to take a seat, wherever called for, just as George Nelson intended. Nelson was an architect before becoming a designer, and the bench's rectilinear lines reflect his architectural sensibilities, as well as his insistence that a design should make an honest visual statement about an object's purpose.

Nelson Bench		<i>48" version</i>				
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## Kitchen

The Chef's Kitchen features multiple workstation areas across a generous island and benchtop. The large signature island, over 10' long and 3' wide, boasts an expansive stone countertop. The kitchen window, a unique feature, highlights the benchtop workspace, with its sill flush mounted to the counter top to create an uninterrupted connection to the courtyard outside. The cabinetry, made of light-coloured white birch, complements the stunning resilient hardwood that extends into the dining and living areas. The kitchen includes top of the line Bosch appliances, and a brushed stainless steel sink featuring a Hansgrohe kitchen faucet with three spray modes.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Counter Stool	HAY	<i>HAY Denmark</i>	5	5		
Food Processor	KITCHENAID		1	1		
Blender	VITAMIX	<i>Commercial Grade</i>	1	1		
Toaster	KITCHENAID		1	1		
Coffee Maker	KITCHENAID		1	1		
Stove Top Espresso Maker	BIALETTI	<i>Napoletana Coffee Maker in 18/10 Stainless Steel</i>	1	1		
Round Dutch Oven	LE CREUSET	<i>In PINK!</i>	1	1		
Pots and Pan Set	SIGNATURE WARES	<i>Commercial Grade SS Pots, Pans with Lids</i>	1	1		
Non-stick Pans Set	SIGNATURE WARES	<i>Commercial Grade SS Non-stick Frypans</i>	1	1		
Chef's Knife Set	F. DICK KNIVES	<i>Dick Knives Red Spirit Series from Germany. The professional Chef's choice</i>	1	1		
Cooking Utensils Set		<i>Various</i>	1	1		
Cutting Board Set		<i>Various</i>	1	1		
Colander		<i>Various</i>	1	1		
Salad Spinner		<i>Various</i>	1	1		
Can Opener		<i>Various</i>	1	1		
Vegetable Peeler		<i>Various</i>	1	1		
Grater		<i>Various</i>	1	1		
Baking Tray		<i>Various</i>	1	1		
Mixing Bowls Set		<i>Various</i>	1	1		
French Rolling Pin		<i>Various</i>	1	1		
Oven mitts etc.		<i>Various</i>	1	1		
Tea towel set		<i>Various</i>	1	1		
Corkscrew		<i>Various</i>	1	1		
5-piece Cutlery Set	VILLEROY & BOCH	<i>Eight Place settings (40-piece)</i>	8	8		
Serving Fork			2	2		
Serving Spoon			2	2		
Dinner Plate	VILLEROY & BOCH		8	8		
Salad Plate	VILLEROY & BOCH		8	8		
Individual Bowl	VILLEROY & BOCH		8	8		
Ramen Bowl	VILLEROY & BOCH		8	8		



ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Rectangular Platter	VILLEROY & BOCH		2	2		
Round Platter	VILLEROY & BOCH		2	2		
Large Bowl Round	VILLEROY & BOCH		2	2		
Small Oval Bowl	VILLEROY & BOCH		2	2		
Teapot	VILLEROY & BOCH		1	1		
Pepper Grinder	PEUGEOT	<i>The Indesputable Benchmark</i>	1	1		
Salt Shaker	VILLEROY & BOCH		1	1		
Pepper Shaker	VILLEROY & BOCH		1	1		
Sugar Bowl	VILLEROY & BOCH		1	1		
Coffee Mug	VILLEROY & BOCH		8	8		
Hot/Cold Glass	VILLEROY & BOCH		8	8		
Water Glass	VILLEROY & BOCH		4	4		
Water Jug	VILLEROY & BOCH		1	1		
Shiraz Wine Glass	RIEDEL	<i>Riedel Crystal Glassware made in Austria. Veloce Line</i>	6	6		
White Wine Glass	RIEDEL		6	6		
Pinot Noir Glass	RIEDEL		6	6		
Champagne Glass	RIEDEL		6	6		
Rocks Glass	RIEDEL		4	4		
Highball Glass	RIEDEL		4	4		
Wine Carafe	RIEDEL		1	1		

#### APPLIANCES

Natural Gas Cooktop	BOSCH	<i>500 Series Gas Cooktop 30" Stainless Steel</i>	1	1		
Stainless Steel Wall Hood Extractor	VENMAR	<i>Chef VCS500 Stainless Steel Wall Mounted Chimney Range Hood</i>	1	1		
Built In Microwave Oven	BOSCH	<i>500 Series Built-In Microwave Oven 30" Stainless Steel</i>	1	1		
Built In Wall Oven	BOSCH	<i>500 Series Single Wall Oven 30" Stainless Steel Flush Mount</i>	1	1		
Integrated Built In Refrigerator	BOSCH	<i>Benchmark® Built-in Bottom Freezer Refrigerator 30" Flat Hinge</i>	1	1		
Integrated Built In Dishwasher	BOSCH	<i>300 Series Dishwasher 24" Panel Ready</i>	1	1		
Natural Gas BBQ	NAPOLEON	<i>Rogue® 425 Gas Grill</i>	1	1		

**FIXTURES** Utilizing a drop-in kitchen sink rather than an under-mount sink in all homes helps prevent chipping of the stone countertop. The Aquo Select faucet by Hansgrohe is their most efficient kitchen faucet, featuring three spray modes and a unique waterfall feature for rinsing.

Super Single 30" Kitchen Sink	PROIMOX	Topmount, Stainless Steel				
Kitchen Sink Faucet	HANSGROHE		1	1		



## Bedrooms

The second-floor bedrooms are outfitted with custom white birch millwork, integrated headboards, and platform beds. Each room offers blackout blinds and built-in closets. LED lighting options allow for maximum comfort and ambiance, with reading lights, fully dimmable recessed pot lights, and bedside pendants with felt shades. Additionally, the bunk room can be converted into a movie room simply by opening the double pocket doors to reveal a 55" LG 4K ultra-thin flat screen Smart TV with Dolby Vision picture quality and Dolby Atmos Surround Sound audio mounted within the hallway.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
King Bed and Mattress		Custom. Exact mattress as used by Peninsula and Ritz Carlton	2	2	1	
Queen Bed and Mattress		Custom. Exact mattress as used by Peninsula and Ritz Carlton				1
Bunk Beds and Mattresses		Custom	2	2		
Desk Chair	ROVE CONCEPTS	Hans Wegner design	1	1		
Smart TV Wall Mounted	LG	LG Smart TV 4K UHD HDR OLED	1	1		

**BEDDING** Finest quality linens and bedding as used in Peninsula, Fairmont Gold, Mandarin Oriental, Shangri La, Raffles and Rosewood.

King Pillow Synthetic	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic	2	2		
King Pillow Down	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic	4	4	2	
King Pillow Case		Ultra premium specification as used by Fairmont Gold	8	8	4	
Bottom Fitted Sheet King		Ultra premium specification as used by Fairmont Gold	2	2	2	
Flat Bed Sheet King		Ultra premium specification as used by Fairmont Gold	2	2	2	
King Duvet Cover		Ultra premium specification as used by Fairmont Gold	2	2	2	
King Duvet Insert White Down	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic	2	2	1	
Queen Pillow Synthetic	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic				2
Queen Pillow Case		Ultra premium specification as used by Fairmont Gold				4
Bottom Fitted Sheet Queen		Ultra premium specification as used by Fairmont Gold				2
Flat Bed Sheet Queen		Ultra premium specification as used by Fairmont Gold				2
Queen Duvet Cover		Ultra premium specification as used by Fairmont Gold				2
Queen Duvet Insert White Down	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic				1
Twin Duvet Insert White Down	NORTHERN FEATHER	Ultra premium specification as used by Mandarin Oriental and Shangri-la. RDS certified. Hypoallergenic	2	2		
Bottom Fitted Sheet Twin XL		Ultra premium specification as used by Fairmont Gold	2	2		
Flat Bed Sheet Twin XL		Ultra premium specification as used by Fairmont Gold	2	2		
Single Duvet Cover		Ultra premium specification as used by Fairmont Gold	2	2		



## Baths

Step into luxury with floor-to-ceiling tiled walls and Douglas fir-lined ceilings, creating a sanctuary of relaxation and elegance. The heated floors extend into curbless glass showers, while the floating vanities with Corian countertops and heated towel bars add a touch of luxury. All bathrooms are fitted with Hansgrohe EcoRight chrome rain showers, hand showers, and chrome faucets. The EcoRight technology reduces water consumption without compromising performance or comfort. An LG WashTower is conveniently located in the 2nd-level bathroom.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Heated Towel Bar	ICO	<i>Electric Towel Warmer. Chrome</i>				
Towel Bar	ICO	<i>Chrome</i>				
Toilet Roll Holder	ICO	<i>Flow Toilet Paper Holder. Chrome</i>				
Toilet Roll Holder with Shelf	ICO	<i>Flow Toilet Paper Holder With Shelf. Chrome</i>				
Towel Hook	ICO	<i>Flow Towel Hook. Chrome</i>				

### FIXTURES

Shower Valve and Head	HANSGROHE	<i>Single Lever Shower Mixer with Hand Shower, Bar, and Ceiling Mounted Rain Head</i>				
Shower Valve and Head	HANSGROHE	<i>Single Lever Shower Mixer with Hand Shower and Bar</i>				
Single Vanity Basin Faucet	HANSGROHE	<i>Single Hole Faucet. Chrome</i>				
Undermount Vanity Basin	DURAVIT	<i>Undercounter Basin</i>				
Wall Mount Basin	DURAVIT	<i>Handrinse Basin. Wall-mounted</i>				
Single Vanity LoFlo Faucet	HANSGROHE	<i>Single-Lever Basin Mixer</i>				
Toilet	DURAVIT	<i>Dual Flush. Soft Close Toilet Seat</i>				
Wash Tower (Washer Dryer)	LG	<i>Front Load Washer and Dryer</i>				

### LINENS

Bath Towel	STANDARD TEXTILE	<i>Ultra premium specification as used by Fairmont Gold</i>	8	8	2	2
Hand Towel	STANDARD TEXTILE	<i>Ultra premium specification as used by Fairmont Gold</i>	5	5	2	2
Bath Mat	STANDARD TEXTILE	<i>Ultra premium specification as used by Fairmont Gold</i>	1	1	1	1
Face Cloth	STANDARD TEXTILE	<i>Ultra premium specification as used by Fairmont Gold</i>	8	8	2	2

## Outdoor

The main Outdoor Living and Dining Patio seamlessly connects to the open-plan interior living area, creating a stunning space that truly captures the essence of luxurious indoor-outdoor living. Spanning 29' wide x 14' deep, the patio offers over 400 sq. ft of pure elegance. Complete with a three-burner (42,000 BTU) Napoleon natural gas BBQ, an expansive outdoor dining table for eight, a chic outdoor coffee table, and two 3-seater outdoor sofas. The outdoor sofas are not just any outdoor furniture but the highest quality, featuring Sunbrella fabric selected from their exclusive European line—this outdoor living area is not just a space; it's a lifestyle statement.

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Gas BBQ	NAPOLEON NG		1	1		
Outdoor Sofa with Cover	E9	<i>European Sunbrella Line Ikebana Pattern</i>	2	2		
Outdoor Coffee Table	E9		1	1		
Outdoor Dining Table with Cover	E9		1	1		
Outdoor Dining Chairs	E9		8	8		

## King Suite Features

These homes are characterized by their separate king suite, which includes a contemporary built-in white birch king platform bed, ample storage and closet space, and adjoining ensuite bathroom. The King Suite is zoned for nightly rental. (STR approval required for all short term rentals)

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Combo Washer Dryer	LG	<i>Combo</i>			1	
Smart TV Wall Mounted	LG	<i>42" 4K UHD HDR OLED Smart TV</i>			1	
King Bed and Mattress		<i>Custom. Exact mattress as used by Peninsula and Ritz Carlton</i>			1	

## Queen Studio Features

The separate queen studio includes a full Bosch galley kitchen, built-in white birch bed, sofa, table, storage and bathroom. Thoughtful layout and carefully curated furnishings, create a space that offer harmonious functionality. The Queen Kitchen Studios are zoned for nightly rental and designed for long-term rental (+90 days) to provide additional rental income. (STR approval required for all short term rentals)

ITEM	SUPPLIER	NOTES	END	MIDDLE	KING	QUEEN
Electric Cooktop	BOSCH	<i>500 Series 24" Electric Cooktop</i>				1
Over Range Microwave Oven and Vent	BOSCH	<i>Over Range Microwave and Vent 30"W, SS</i>				1
Integrated Built In Dishwasher	BOSCH	<i>100 Series Dishwasher 24" Panel Ready</i>				1
Integrated Built In Refrigerator	BOSCH	<i>24" Built-In Refrigerator with Bottom Freezer</i>				1
Combo Washer Dryer	LG	<i>LG Combo W/D</i>				1
Single 24" Kitchen Sink	BLANCO	<i>Topmount, Stainless Steel</i>				1
Kitchen Sink Faucet	HANSGRÖHE	<i>Focus Prep Kitchen Faucet, 2-Spray</i>				1
Smart TV Wall Mounted	LG	<i>42" 4K UHD HDR OLED Smart TV</i>				1
Queen Bed and Mattress		<i>Custom. Exact mattress as used by Peninsula and Ritz Carlton</i>				1



## Storage

- Generous double closet space in the vestibule with room for ski boots, ski suits, helmets, and gloves together with storage for goggles and hooks for backpacks
- Extra, custom built storage space below the staircase
- Ski and Snowboard Storage locker located in the covered carport
- Utility area within the courtyard for bins

## Lighting

- Recessed LED pot lighting is complemented with dimmers and switches all with screwless wall plates, throughout
- LED reading lights, fully dimmable LED recessed pot lights, and feature bedside pendants with felt shades in the primary bedroom, bedroom 2 and bedroom 4
- Pendant light above the custom dining room table

## Millwork

- Custom, kitchen and bathroom cabinets, beds, headboards, and side tables. Custom writing desk is included in Bedroom 2
- Cabinetry in a gorgeous light colored hardwood, with all built-in appliances adorned with custom panels to match. Bathrooms feature Douglas Fir T&G wood ceilings
- Custom wood modern ornamental screen feature in dining room

## Parking

- 2 open parking spaces
- 1 covered parking space (carport) w/ LV 2 EV Charger

## Sustainability

- Step Code 4: The townhomes shall be constructed to meet or exceed the specifications of BC Step Code 4 utilizing timber frame construction also consistent as a “low carbon building material” as described within the Province of British Columbia’s Clean BC Roadmap to 2030
- Fully heated and cooled with state-of-the-art heat pump technology
- Hansgrohe EcoRight Technology: Technology integrated into their faucets and showers that focuses on water conservation. The EcoRight technology is designed to reduce water consumption without compromising performance or comfort incorporating features such as aerators and flow restrictors, which control the flow of water.

## Key Features Throughout

- 9' to 14' ceilings
- Hardwood flooring throughout the lounge and open plan dining area extending into the kitchen.
- 100% Natural undyed European wool carpet in the bedrooms
- 8' solid core interior doors
- Large format main door 48” wide and 8’-6” high
- 8' high by 13' wide sliding doors provide expansive views to outdoor lounge and dining area with seamless indoor outdoor living

